

GIS REGISTRY INFORMATION

SITE NAME:	Duehning Estate Property		
BRRTS #:	03-67-402820	FID #	(if appropriate):
COMMERCE # (if appropriate):	53086-9507-20		
CLOSURE DATE:	October 16, 2003		
STREET ADDRESS:	320 N Kettle Moraine Dr		
CITY:	Slinger		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 659333	Y = 320014	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	x <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES X = Y =			
(meters in WTM91 projection):			
OFF-SOURCE SOIL CONTAMINATION	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	x <input type="checkbox"/>
>Generic or Site-Specific RCL (SSRCL):			
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES X = Y =			
(meters in WTM91 projection):			
CONTAMINATION IN RIGHT OF WAY:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			X
County Parcel ID number, if used for county, for all affected properties			X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			X
RP certified statement that legal descriptions are complete and accurate			X
Copies of off-source notification letters (if applicable)			<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure			<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

October 16, 2003

Ms. Marion Duehning-Oelhafen
William B. Duehning Estate
6385 Beaver Dam Rd.
Allenton, WI 53002

RE: **Final Closure**

Commerce # 53086-9507-20 WDNR BRRTS # 03-67-402820
Duehning Estate Property, 320 N. Kettle Moraine Dr., Slinger

Dear Mrs. Duehning:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in dark ink that reads 'Monica Weis'. The signature is written in a cursive, flowing style.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Andrew Malsom, Moraine Environmental, Inc.
Case File



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Jim Doyle, Governor
Cory L. Nettles, Secretary

September 26, 2003

Ms. Marion Duehning-Oelhafen
William B. Duehning Estate
6385 Beaver Dam Rd.
Allenton, WI 53002

RE: **Conditional Case Closure**

Commerce # 53086-9507-20 WDNR BRRTS # 03-67-402820
Duehning Estate Property, 320 N. Kettle Moraine Dr., Slinger

Two underground storage tanks (one 12,000-gallon diesel fuel and one 500-gallon gasoline) removed January 14, 2003 and August 1981, respectively

Dear Ms. Duehning:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Moraine Environmental, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

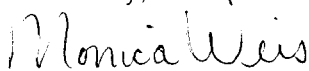
The following condition must be satisfied to obtain final closure:

- All groundwater monitoring wells must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,


Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Andrew Malsom, Moraine Environmental, Inc.
Case File

Wm Duehning Estate

DOCUMENT NO.

369273

601 SALE 200

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between ANNA B. DUEHNING

and WILLIAM B. DUEHNING and GERTRUDE C. DUEHNING, his wife,

Witnesseth, That the said Grantor for a valuable consideration

conveys to Grantee the following described real estate in Washington County, State of Wisconsin:

That part of the S. E. 1/4 of the S. E. 1/4 of Section 7, T10N - R10E, Village of Slinger, Washington County, Wisconsin, bounded and described as follows:

Commencing at the S. E. Corner, Sec. 7-10-19, thence N. 00° 27' 15" W. on the East line of the S. E. 1/4 of said section 382.00 feet to the point of beginning of this description. Thence S. 89° 00' 15" W. - 257.22 feet, thence northerly on the arc of a curve on the Easterly N/W of 3TH 144' - 60.00 feet (Chd brg N. 00° 02' 40" E. - 60.00 feet), thence S. 89° 00' 15" E. - 256.70 feet, thence S. 00° 27' 15" E. on said East line 60.00 feet to the point of beginning.

RETURN TO
COUNTY CLERK
FROM

Tax Key #
This is DEL homestead property

TRANSFER
\$1.00

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining:

And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except current taxes, zoning ordinances and recorded easements and restrictions.

and will warrant and defend the same.

Executed at West Bend, Wisconsin this 9th day of January, 1976.

SIGNED AND SEALED IN PRESENCE OF

Anna B. Duehning (SEAL)
Anna B. Duehning

Signatures of _____

Authenticated this _____ day of _____, 1976.

Title, Member State Bar of Wisconsin or Other Party
Authorized under Sec. 76.606 viz _____

STATE OF WISCONSIN

Washington County, } ss.

Personally came before me, this 9th day of January, 1976, the above named Anna B. Duehning

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

C. J. Schloemer

Notary Public

The use of witnesses is optional

Notary Public, Washington County, Wis.

My commission (expiring) (is) permanent.

Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1-1971

Wisconsin Legal Drafting Company
Milwaukee, Wis. 53210

Transf. Deed Prop Int #815671

EXHIBIT

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seven (7), Township Ten (10) North of Range Nineteen (19) East, Village of Slinger, Washington County, Wisconsin, described as follows, viz:

Commencing at the southeast corner of said Section 7; thence North 01 degrees 37 minutes East along the east line of the SE $\frac{1}{4}$ of said section, 162.00 feet to the place of beginning of this description; thence South 89 degrees 50 minutes West, 313.50 feet; thence North 01 degree 37 minutes East, 135.00 feet; thence North 89 degrees 50 minutes East, 313.50 feet; thence South 01 degree 37 minutes West, 135.00 feet to the place of beginning, Excepting Therefrom that portion thereof lying within the right of way of State Trunk Highway No. 144.

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Town 10 North, Range 19 East, Village of Slinger, Washington County, Wisconsin, bounded and described as follows:

Commencing at the SE Corner, Section 7-10-19, thence N 00° 27' 15" W on the East line of the SE $\frac{1}{4}$ of said section 297.00 feet to the point of beginning of this description. Thence N 89° 00' 15" W. – 262.08 feet, thence N 03° 55' E on the Easterly R/W of the Sth 144 -- 15.96 feet, thence continuing northerly on the arc of a curve on said R/W (Chd brg N 02° 34' E -- 69.08 feet), thence S 89° 00' 15" E 257.22 feet, thence S 00° 27' 15" E on said East line 85.00 feet to the point of beginning.

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Town 10 North, Range 19 East, Village of Slinger, Washington County, Wisconsin, bounded and described as follow:

Commencing at the SE Corner, Section 7-10-19, thence N 00° 27' 15" W on the East line of the SE $\frac{1}{4}$ of said Section 382.00 feet to the point of beginning of this description. Thence N 89° 00' 15" W – 257.22 feet, thence northerly on the arc of a curve on the Easterly R/W of STH 144 – 60.00 feet (Chd brg N 00° 02' 40" E – 60.00 feet), thence S 89° 00' 15" E – 256.70 feet; thence S 00° 27' 15" E to said East line 60.02 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY

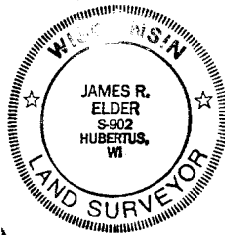
Tax Key No. V5-0361-00B & V5-0361-00C.

JAMES R. ELDER, SR.
 PROFESSIONAL ENGINEER - REGISTERED LAND SURVEYOR
 ELDER ENGINEERING, LLC 3782 OVERLOOK DRIVE WEST HUBERTUS, WI 53033
 PHONE (262)628-1408 FAX (262)628-1855
PLAT OF SURVEY

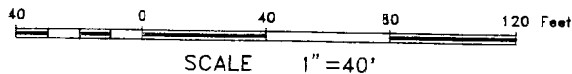
LEGEND:

- Denotes EXISTING Iron Pipe.
- Denotes Iron Pipe SET.
- ⊗ Denotes Fence Posts.
- Denotes Power Poles.

CURVE DATA
 RADIUS 1465.69'
 ARC 123.98'
 CHORD 123.94'
 CH BRG N00°56'26"E
 DELTA 04°50'47"



James R. Elder, Sr.
 SURVEYOR
 THIS IS AN ORIGINAL
 PRINT ONLY IF SEAL IS
 IMPRINTED IN RED



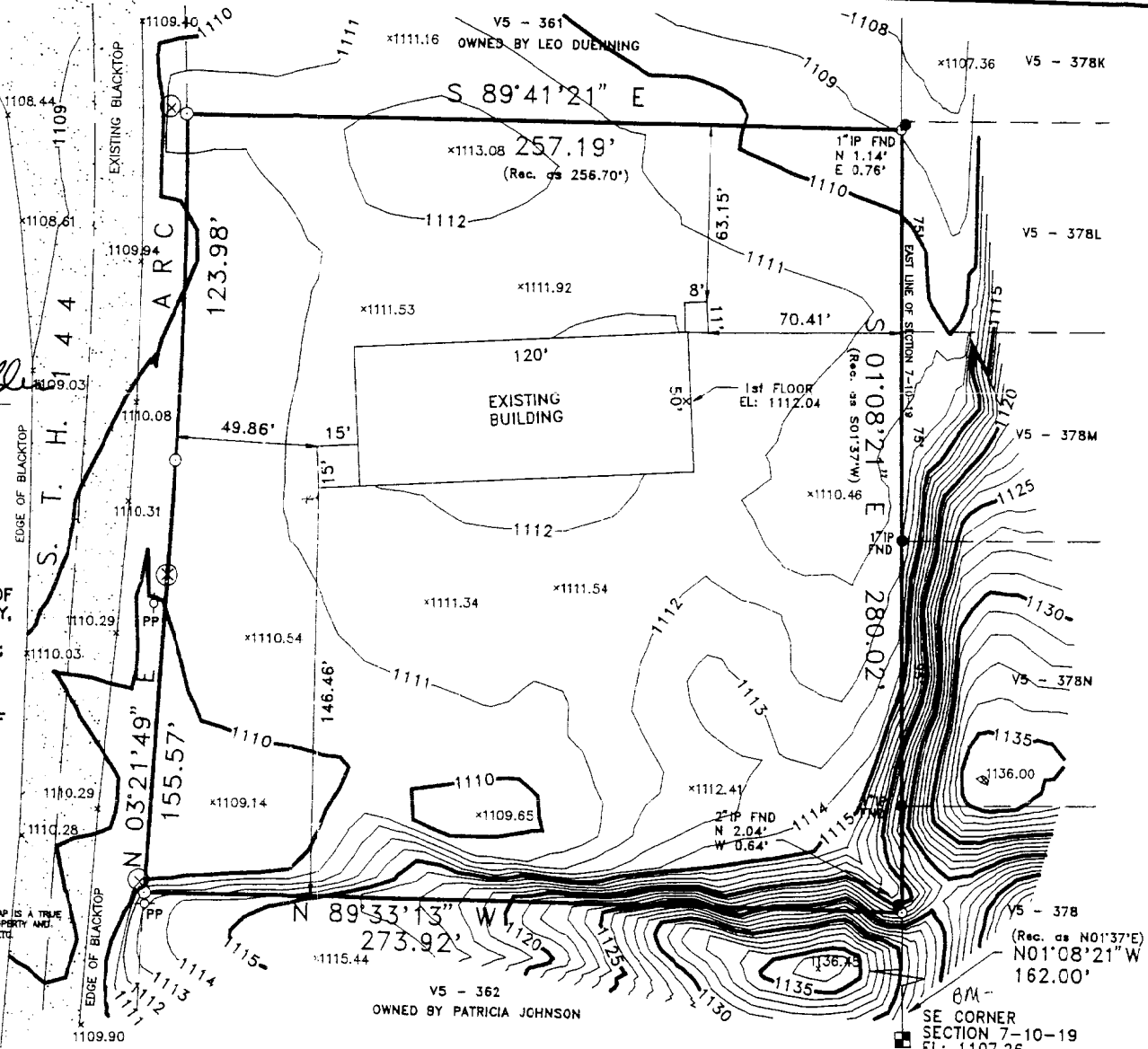
DESCRIPTION: THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T10N, R19E, VILL. OF SLINGER, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE N01°08'21"W, 162.00 FEET ALONG THE EAST LINE OF SAID SECTION 7, TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N89°33'13"W, 273.92 FEET;
 THENCE N03°21'49"E, 155.57 FEET ALONG THE EAST RIGHT OF WAY LINE OF S.T.H. 144; THENCE ALONG THE ARC OF A CURVE 123.98 FEET (RAD = 1465.69', DELTA = 4°50'47", CH BRG = N00°56'26"E, 123.94 FEET) ON SAID EAST RIGHT OF WAY LINE; THENCE S89°41'21"E, 257.19 FEET;
 THENCE S01°08'21"E, 280.02 FEET ALONG THE EAST LINE OF SAID SECTION 7, TO THE PLACE OF BEGINNING.
 SAID PARCEL CONTAINS 1.69 ACRES.

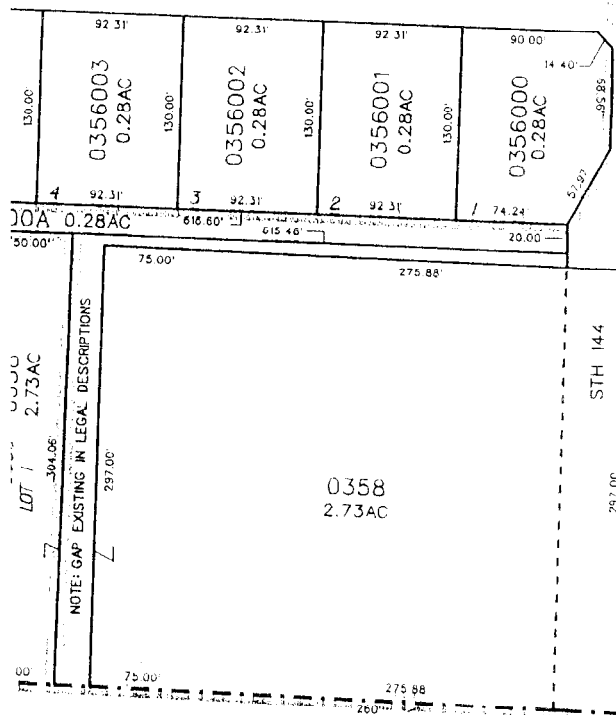
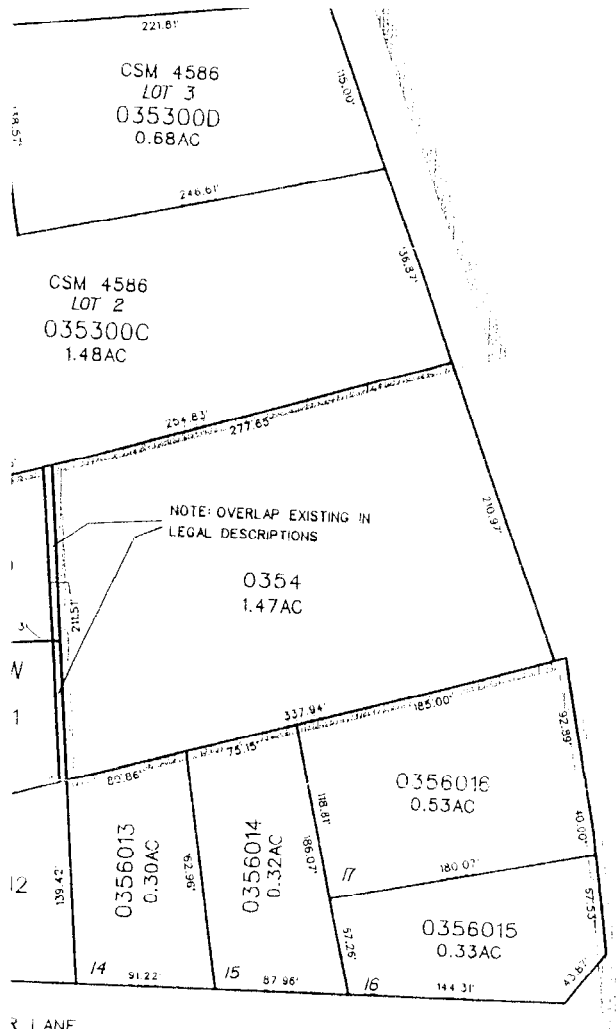
STATE OF WISCONSIN) SS.
 COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREON, WITHIN ONE YEAR FROM THE DATE HERETO.

SURVEY FOR: William Duehning Estate c/o Misty Oelhafen
 Dated this 4th day of February, 2002.
 Revised this 5th day of February, 2002.

SLINGER, RITEWAY.DWG





CSM 4477
LOT 3
036000F
2.63AC

NOTE: POSSIBLE GAP EXISTING
IN LEGAL DESCRIPTION

WM. Duehning
Estate
(HOUSE)

CSM 3416
LOT 2
036000B
2.45AC

LEO Duehning
0361
1.08AC

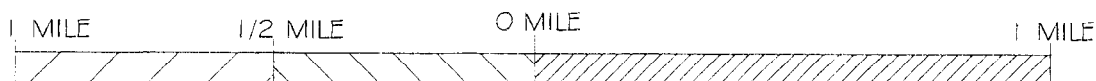
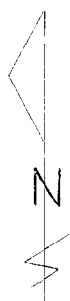
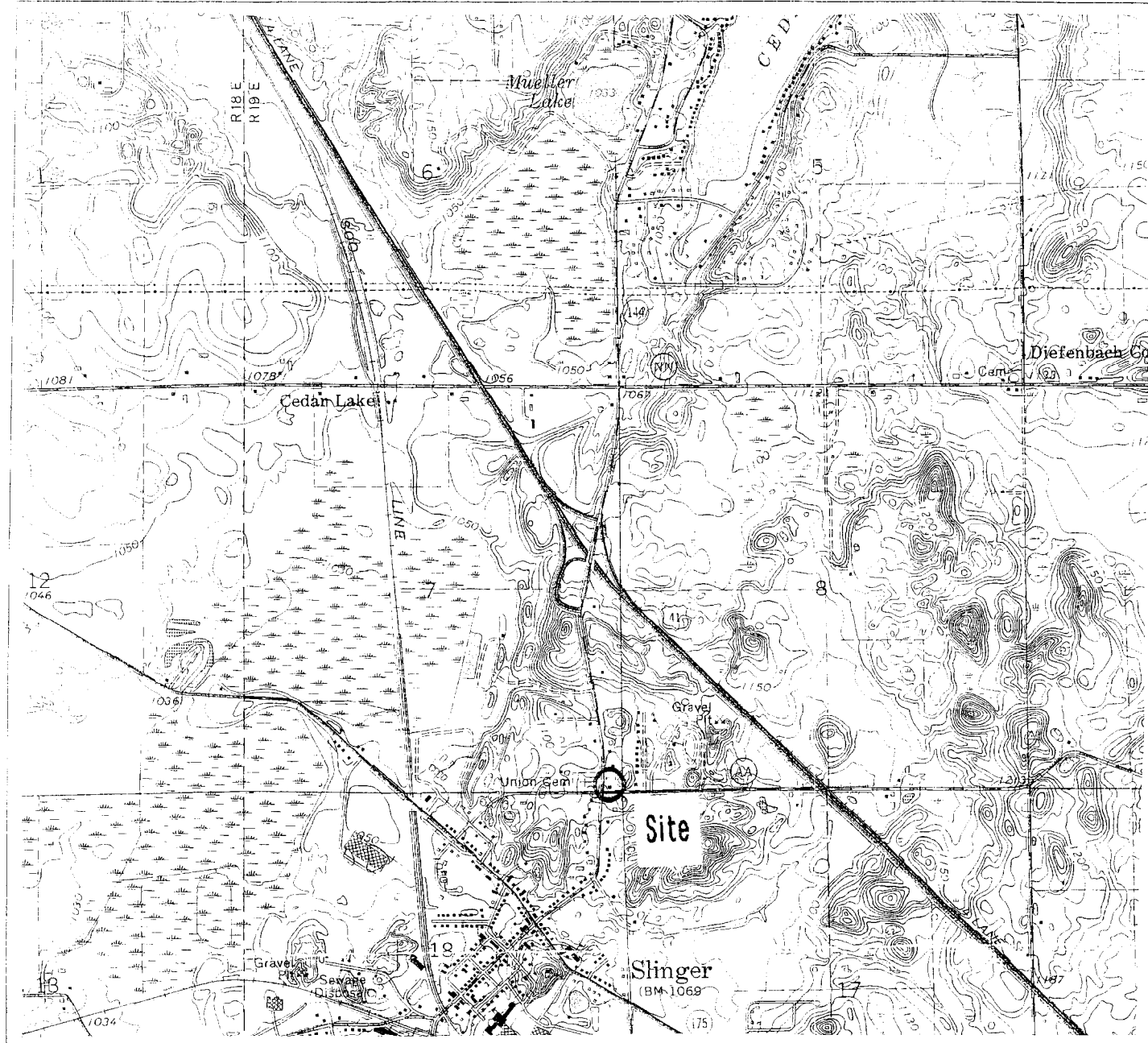
* SHOP
036100C
1.07AC

* SHOP
036100B
0.82AC

JOHNSON
0362
1.03AC

CEDAR CREEK ROAD

021300A



ADAPTED FROM USGS 7.5 Hartford East QUADRANGLE
(PHOTOREVISED 1971)
(PHOTOINSPECTED 1976)

○ — SITE LOCATION

Legal Description:

Village of Slinger, WI
SE 1/4 SE 1/4
Section 7 T10 N
Range 19 East
Washington County, WI

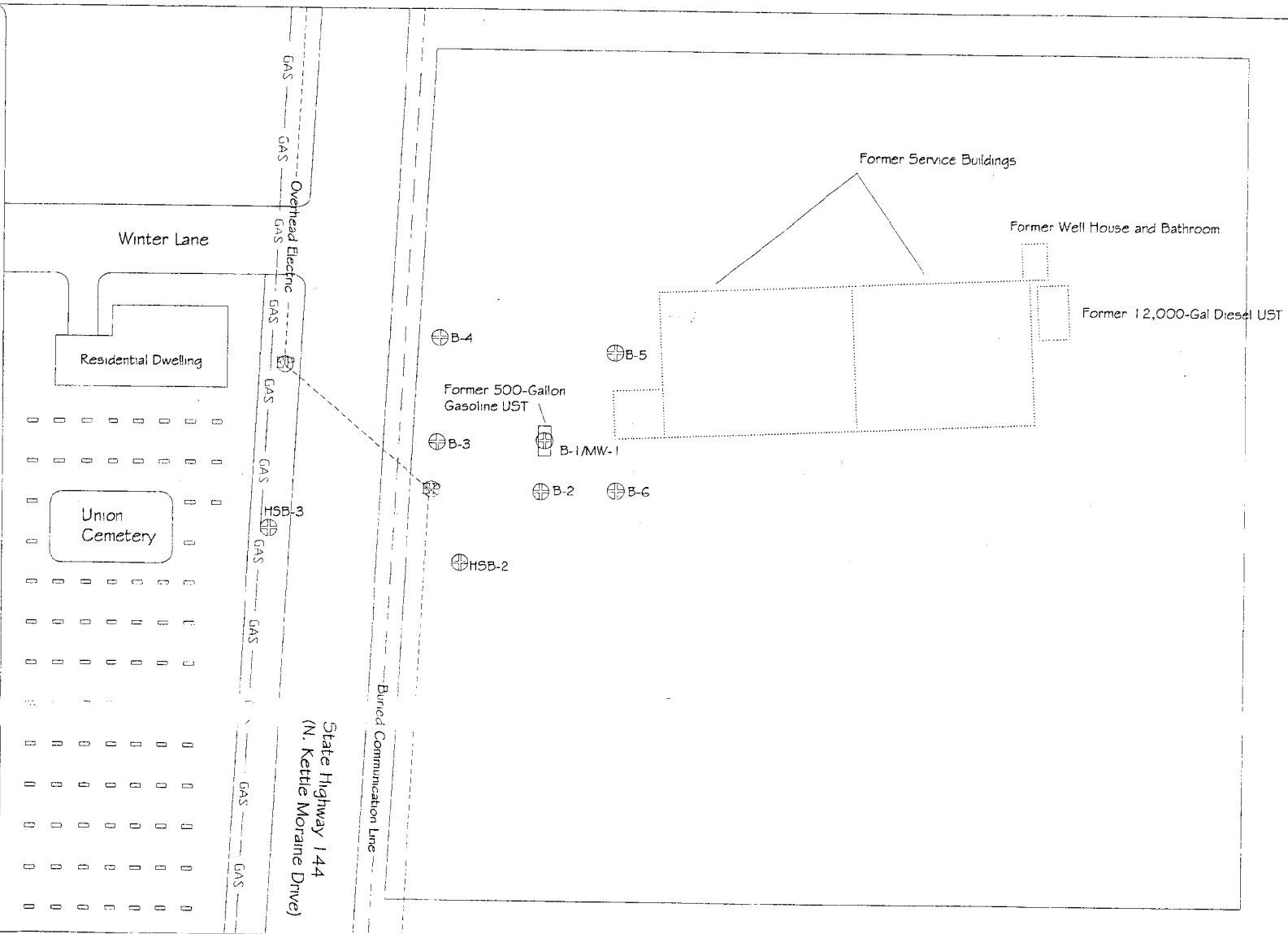
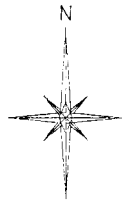
Site Map: Duehning Estate

Figure 1

Moraine Environmental, Inc.
Environmental Management Services



1234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262-377-9770



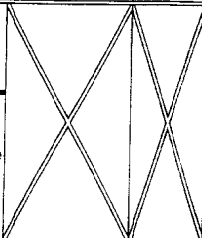
Graphic Scale
0 40
Scale: 1 inch = 40 Feet
Drawn By Andrew Malsom
Date: 5/1/03
Project No: 2409
*Note: Not a legal survey,
adapted from field notes

Figure 3 Boring and Monitoring
Well Location Map

Duehning Estate
320 N Kettle Moraine Drive Slinger, WI

Moraine Environmental, Inc.
Environmental Management Services
1234 12th Avenue Graton, WI 53024-1324
762-377-9060 / Fax 762-377-9770

TABLE 1
SOIL QUALITY RESULTS - SOIL BORINGS
The Duehning Estate
320 N Kettle Moraine Drive, Slinger, WI - PROJECT #2409

Location	Date Collected	Depth (ft.)	Lead (mg/kg)	GRO (mg/kg)	Benzene	Isopropyl- benzene	Ethylbenzene	MTBE	n-Propyl- benzene	p-Isopropyl- Toluene	Naphthalene	sec-Butyl- benzene	Toluene	1,2,4-Trimethyl- Benzene	1,3,5-Trimethyl- Benzene	Total Xylenes
B-1	4/2/2003	10-12	3.4	310	1,300	1,300	13000	<250	5400	1300	6,600	730	23000	38,000	13,000	77000
B-1	4/2/2003	17-18	2.6	<2.7	<25	<25	<25	<25	<25	<25	<25	<25	39Q	<25	<25	56Q
B-1	4/2/2003	23-25	3.0	4.3	<25	<25	<25	<25	<25	<25	28Q	<25	43Q	70	<25	66Q
B-2	4/2/2003	16-18	3.4	150	160Q	490	3300	<100	2200	560	2800	330	2800	15000	4700	18100
B-2	4/2/2003	23-24	2.6	130	280Q	570	4300	<120	2400	540	3200	340	4900	16000	4900	23100
B-3	4/2/2003	10-12	3.4	4.6	95	<25	200	<25	79	<25	33Q	<25	630	400	140	1,010
B-3	4/2/2003	16-18	3.2	34	120	58Q	570	<25	220	58Q	530	38Q	1,200	1,400	400	2,720
B-4	4/2/2003	9-10	2.4	<2.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50
B-4	4/2/2003	16-17	3.5	<2.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50
B-5	4/2/2003	10-12	2.9	<2.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50
B-5	4/2/2003	20-22	17	<2.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50
B-6	4/2/2003	8-9	3.8	<2.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50
MW-1	4/29/2003	28-30	2.4	<2.7	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
MW-1	4/29/2003	38-40	2.5	<2.8	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
HSB-2	4/29/2003	28-30	2.5	<2.6	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
HSB-2	4/29/2003	38-40	2.5	<2.7	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
HSB-3	4/29/2003	28-30	2.1	<2.7	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
HSB-3	4/29/2003	38-40	2.0	<2.7	<25	NA	<25	<25	NA	NA	NA	NA	<25	<25	<25	<50
NR 720 Soil Standards			50	100	5.5	NSE	2,900	NSE	NSE	NSE	NSE	NSE	1,500	NSE	NSE	4,100
COMM 46 / NR 746 Table 1 Soil Standards			NSE	NSE	8,500	NSE	4,600	NSE	NSE	NSE	2,700	NSE	38,000	83,000	11,000	42,000

Notes: All values expressed in ug/kg (micrograms per kilogram) unless otherwise noted

mg/kg = milligrams per kilogram

* = GRO standards for permeable soils (K <10E-6 cm/s)

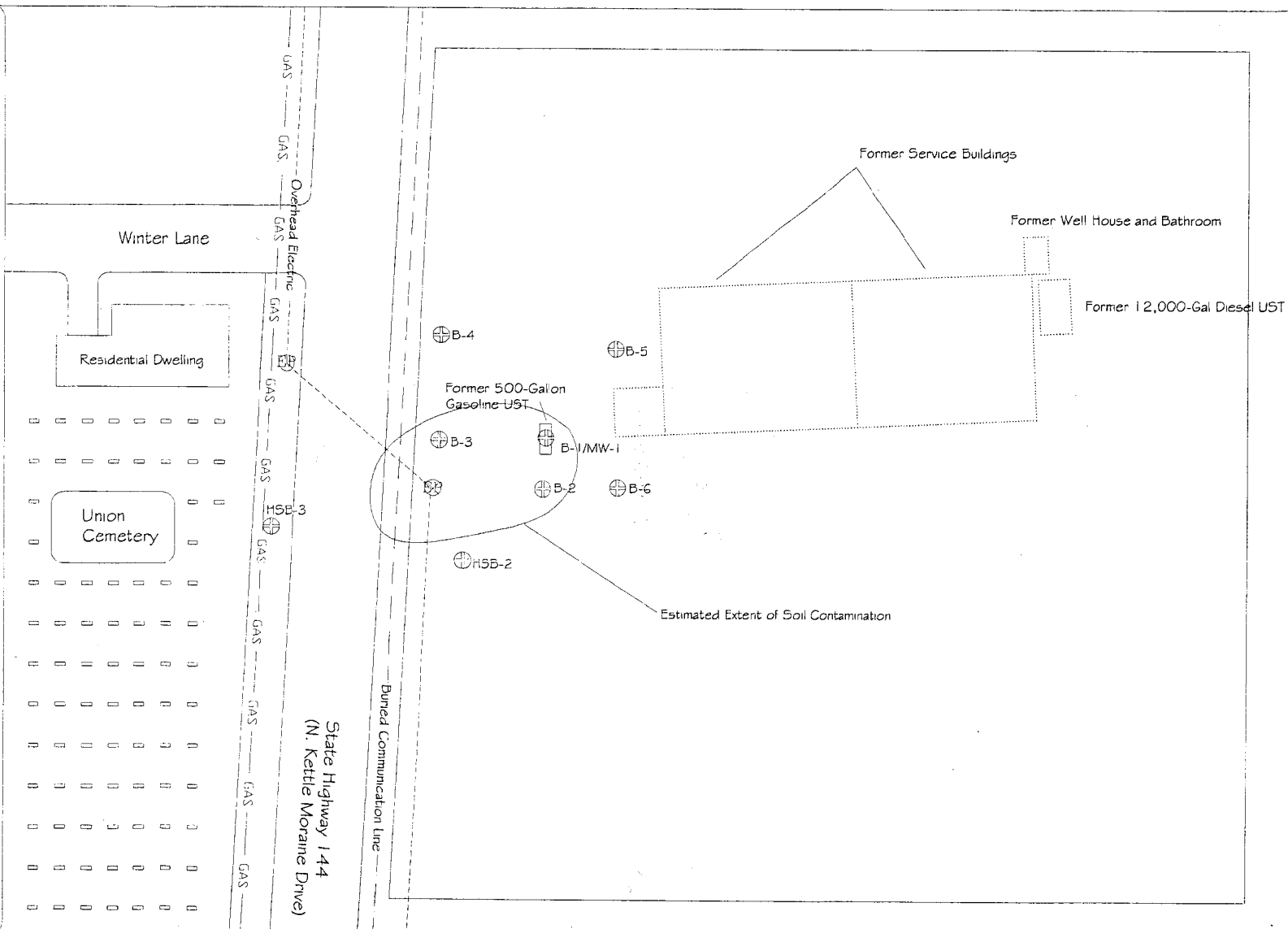
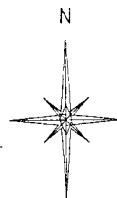
Bold results indicate compound concentrations exceed NR 720 standards

Bold and Boxed results indicate compound concentrations exceed Comm 46 / NR 746 Table 1 values.

Q = value detected between the limit of qualification (LOQ) and the limit of detection (LOD)

NA = Not Analyzed

NSE = No Standard Established



Graphic Scale

0 40'

Scale: 1 inch = 40 Feet

Drawn By Andrew Malsom

Date: 5/1/03

Project No: 2409

Note: Not a legal survey,
adapted from field notes

Figure 5 Estimated Extent of
Soil Contamination

Duehning Estate
320 N Kettle Moraine Drive Slinger, WI

Morane Environmental, Inc.
Environmental Management Services



1234 12th Avenue Carlton, WI 53024-1024
262-377-9060 / fax 262-377-9770

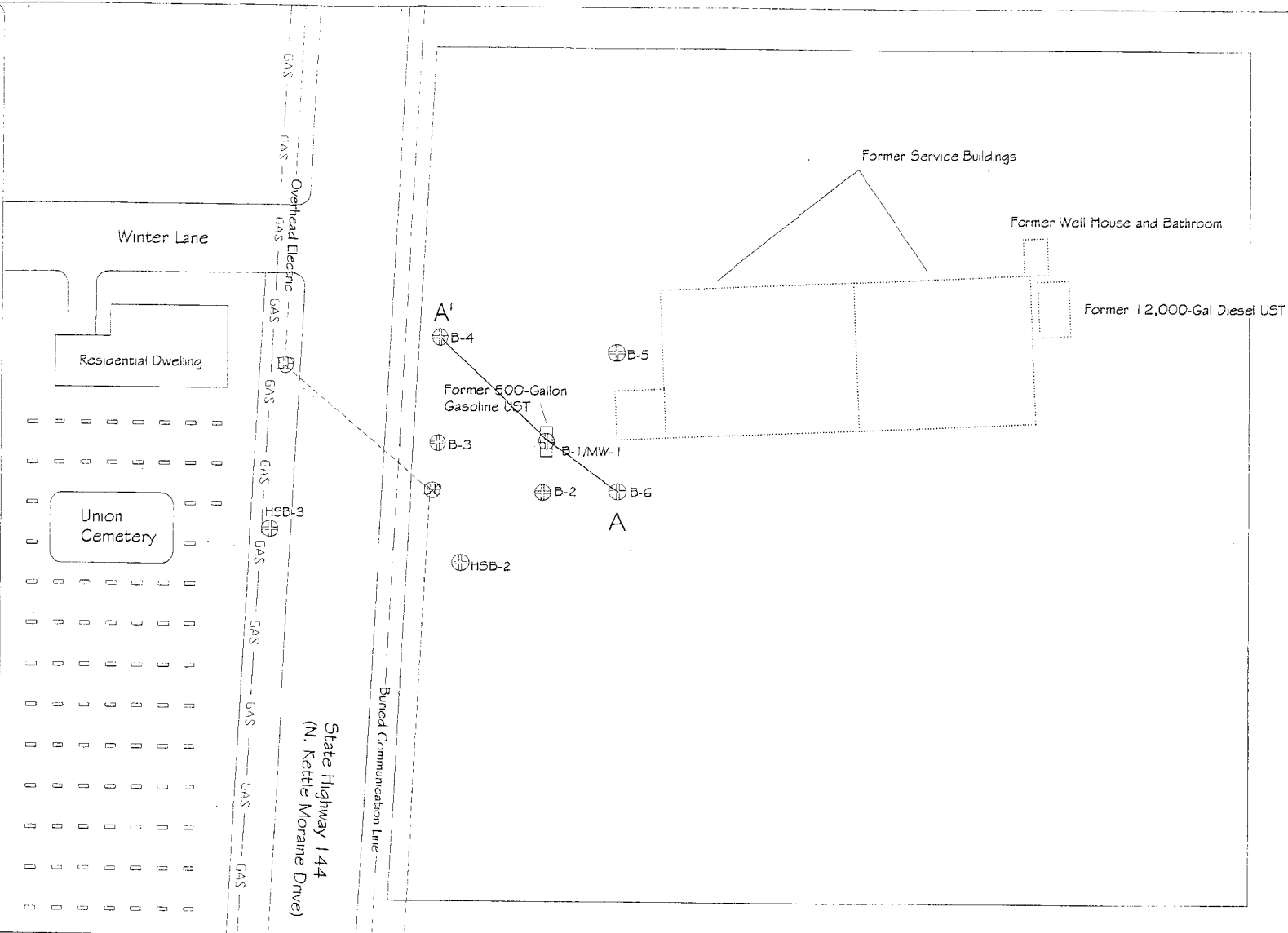
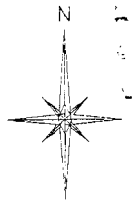


Figure 6 Cross-Section
Reference Map

Duching Estate
320 N Kettle Moraine Drive Slinger, WI

Graphic Scale
0 40'
Scale: 1 inch = 40 Feet
Drawn By: Andrew Malsom
Date: 5/1/03
Project No: 2409
Note: Not a legal survey,
adapted from field notes

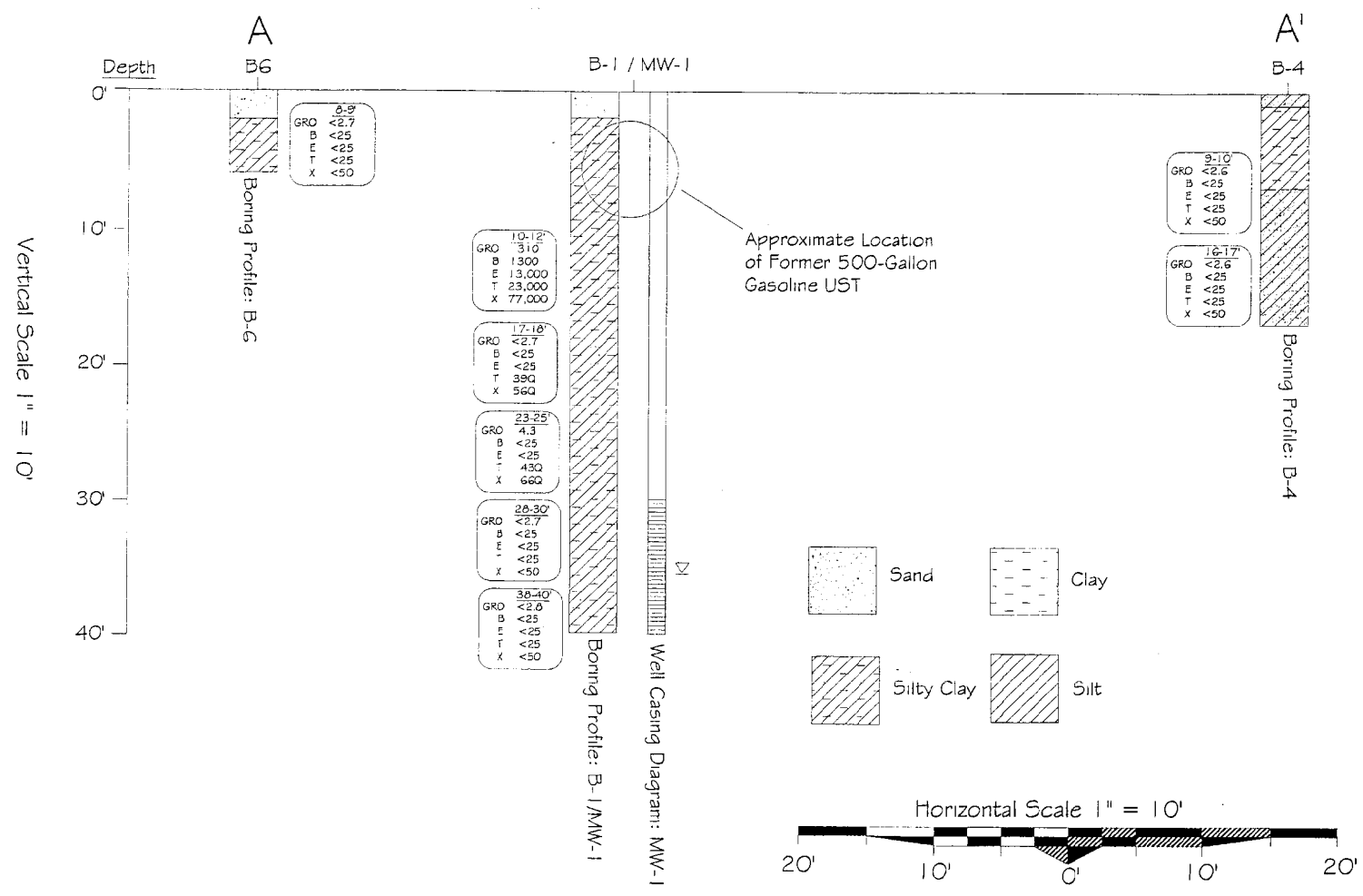
Moraine Environmental, Inc.
Environmental Management Services

1234 12th Avenue Grafton, WI 53024-1924
262-377-8060 / Fax 262-377-9770

Drawn By: Andrew Malsom
 Date: 6/30/03
 Project No: 2409
 Note: Not a legal survey,
 adapted from field notes.

Cross-Section Profile A to A'
 320 N Kettle Moraine Drive
 Slinger, WI

Moraine Environmental, Inc.
 Environmental Management Services
 1234 12th Avenue Grafton, WI 53024-1924
 262-377-9060 / Fax 262-377-9770



June 26, 2003

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: Duchning Estate
320 N. Kettle Moraine Drive, Slinger WI
BRRTS #03-67-402820

Project #2409

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Marion Duchning Oelhafen P.R.
Wm. Duchning Estate

Marion Duchning Oelhafen
Duchning Estate

daytime phone 414 343 8603
(Misty Oelhafen)

evening after 4:30 (262 629 5881)



Moraine Environmental, Inc.
Environmental Management Services

September 2, 2003

Mr. Bob Fasick
Bureau of Highway Operations --- Rm 501
PO BOX 7986
Madison, WI 53707-7986

Re: Notification of potentially contaminated soil within the State Highway 144 Right-of-Way immediately south of the Winter Lane and State Highway 144 intersection in the Village of Slinger, WI.

Dear Mr. Fasick,

On behalf of our client, Ms. Marion Duehning-Oelhafen, Moraine Environmental, Inc. (MEI) is giving written notification of the potential presence of residual petroleum soil contamination within the State Highway 144 right-of-way (ROW) immediately south of Winter Ln. in the Village of Slinger, WI. Contaminant concentrations and the approximate locations of potential impacts are presented on the enclosed tables and figures. The subsurface impacts are related to a leaking Underground Storage Tank (UST) system formerly located at the Duehning Estate former property, 320 N. Kettle Moraine Drive (STH 144) Slinger, WI.

The Wisconsin Department of Commerce (Commerce) is currently reviewing closure documentation for the above referenced Duehning Estate former property. This letter of notification is a condition of Commerce closure. Pursuant to current Wisconsin Department of Natural Resources regulations, MEI believes that soil petroleum impacts associated with the Duehning Estate property are no longer a threat to human health or the environment.

If you have any questions or comments, please contact us at 262.377.9060.

Sincerely,

MORaine ENVIRONMENTAL, INC.

Andrew Malsom
Project Engineer

cc: Ms. Marion Duehning-Oelhafen